



Helping *you* move



Calderwood, Bryn Estyn Avenue, Whitchurch, SY13 1NA

A generously sized five-bedroom detached House situated on a quiet avenue off the well-regarded Chester Road in Whitchurch. Features include a large Kitchen/diner, spacious living areas and a private sunny Garden as well as a garage and ample off-road parking.

Offers in the Region of
£530,000

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Overview

- Detached Five Bedroom House
- Generous Size Accommodation
- Large Kitchen Diner
- Dining Room and Lounge
- Downstairs Shower Room
- Family Bathroom
- Driveway Parking and Single Garage
- Well Maintained Rear Garden
- EPC TBC
- Council Tax Band E
- Freehold



Nestled on a quiet avenue just off Chester road, this five bedroom detached house offers an inviting blend of modern comfort and classic charm. This mature property features high ceilings and spacious accommodation throughout. Creating an airy and inviting atmosphere ideal for family living and entertaining. As you step through the front door, adorned with stained glass panels, you're welcomed into a spacious Entrance Hall that sets the tone for the rest of the home. The ground floor features a generous Dining Room, having a lovely bay window, and is ideal for hosting family dinners or intimate gatherings and a comfortable Lounge which also features a bay window overlooking the pretty rear garden. The heart of the home is undoubtedly the large Kitchen Diner, perfect for entertaining guests, with French doors that seamlessly open onto a delightful patio area. A convenient downstairs shower room adds to the functionality of the layout.

The first floor comprises four well-proportioned double Bedrooms, providing ample space for family and guests. A fifth single Bedroom can serve as a nursery, home office, or guest room, depending on your needs. A family Bathroom completes this level, offering both comfort and functionality.

The exterior of the property is equally impressive, featuring driveway parking for multiple cars and a Garage accompanied by a useful attached store. The front garden showcases a well-maintained lawn adorned with mature shrubs and trees, enhancing the home's curb appeal. To the rear, discover a private and sunny garden oasis filled with lush plants, shrubs, and trees, along with a beautiful patio area perfect for outdoor relaxation and alfresco dining.

This exceptional property offers a rare opportunity to enjoy tranquil living in a desirable location, combining classic charm with modern amenities to create the perfect family home. Don't miss the chance to make this beautiful house your new home.



Your **Local** Property Experts
01948 667272



LOCATION

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains gas, electricity, water and drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From the town centre travel to the Chester/Tarporley Road roundabout, thereafter take the first exit into Chester Road. Take the first left into The Firs proceed into Bryn Estyn Avenue and Calderwood will be found on the right hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC TBC. The full energy performance certificate (EPC) is available for this property upon request.

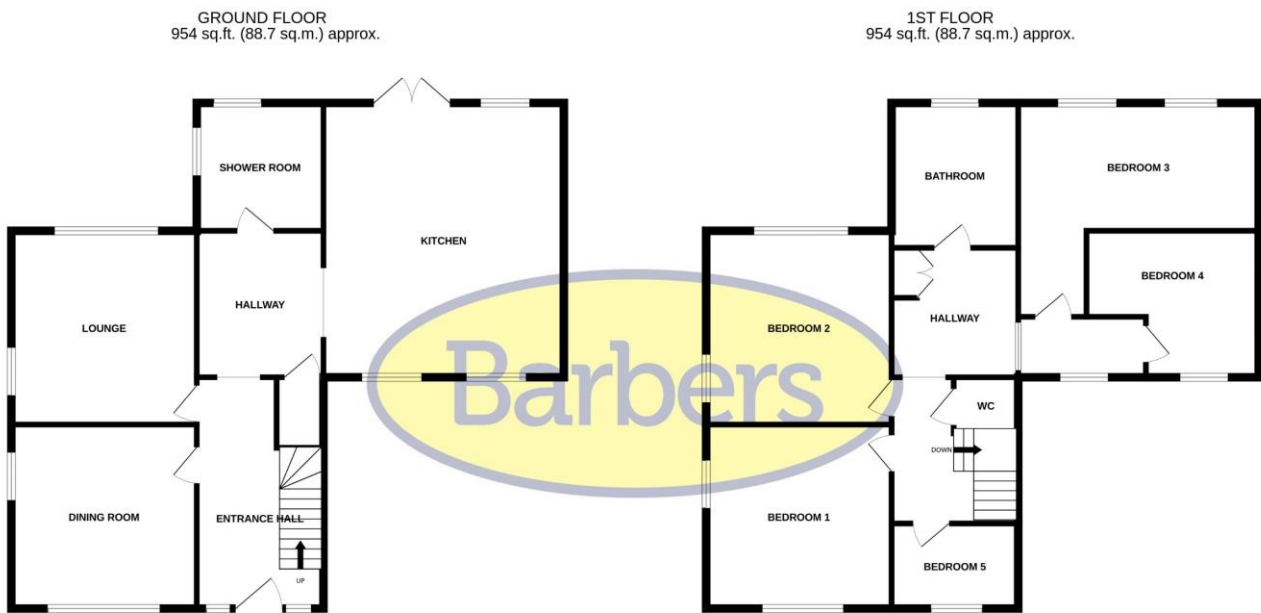
METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH35654020924



GROUND FLOOR
954 sq.ft. (88.7 sq.m.) approx.

1ST FLOOR
954 sq.ft. (88.7 sq.m.) approx.

TOTAL FLOOR AREA : 1909 sq.ft. (177.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DINING ROOM
12' 9" x 12' 8" excluding bay" (3.89m x 3.86m)

LOUNGE
12' 8" x 13' 9" excluding bay" (3.86m x 4.19m)

KITCHEN/DINER
17' 2" x 16' 4" (5.23m x 4.98m)

SHOWER ROOM
9' 7" x 6' 2" (2.92m x 1.88m)

BEDROOM ONE
12' 8" x 12' 9" excluding bay" (3.86m x 3.89m)

BEDROOM TWO
14' 0" x 12' 9" (4.27m x 3.89m)

BEDROOM THREE
17' 11" x 8' 5" (5.46m x 2.57m)

BEDROOM FOUR
13' 9" x 8' 4" (4.19m x 2.54m)

BEDROOM FIVE
7' 9" x 7' 4" (2.36m x 2.24m)

BATHROOM
10' 0" x 6' 1" (3.05m x 1.85m)

GARAGE
21' 0" x 12' 8" max" (6.4m x 3.86m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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Barbers

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.